

RENTAL CRITERIA FOR RESIDENCY

OCCUPANCY POLICY

1. Occupancy is based on the number of bedrooms in a unit. (A bedroom is defined as a space within the premises that is used primarily for sleeping, with at least one window and a closet for clothing)
2. Two persons are allowed per bedroom.

GENERAL STATEMENTS

1. Positive identification with a picture will be required.
2. Each applicant will be required to qualify individually or as per specific criteria areas.
3. Inaccurate or falsified information will be grounds for a denial of the application.
4. Any applicant currently using illegal drugs will be denied. If approved for tenancy and later illegal drug use is confirmed, eviction shall result.
5. Any individual, whose tenancy may constitute a direct threat to the health and safety of an individual, the complex, or the property of others, will be denied tenancy.

INCOME CRITERIA

1. Gross household income shall be two (2) times the stated rent.
2. Twelve months of verifiable employment will be required.
3. Applicants who are retired, on disability or other forms of regular & steady income will be required to provide verification that income is three (3) times the rent. (Verifiable income may mean but is not limited to pay stubs, Bank Accounts, Trust Accounts, Social Security, Unemployment, Welfare, Grants/Loans.)
4. Self-employed applicants will be required to show proof of income through copies of the previous year's tax returns.

RENTAL CRITERIA

1. Twelve months of verifiable contractual rental history from a current third party landlord or home ownership is required. (Previous long-term ownership may be substituted for rental history)
2. Three (3) years of Eviction free history is required.
3. Three (3) or more 72 hour notices & two (2) or more NSF checks within one year will result in denial of the application.
4. Three or more NSF's within one year will result in denial of the application.
5. Rental history reflecting past due, unpaid rent/damages, documented noise, other disturbance complaints, and when former manager would not re-rent, will be denied.

CREDIT CRITERIA

1. Negative or adverse debt showing on consumer credit report may require additional security deposits.
2. Three or more unpaid collections (not medical related) will result in denial of your application.
3. A debt to income ratio of no more than 30% is required
4. Utility bills & Property debits placed into collections will result in a denial.

CRIMINAL CONVICTION CRITERIA

Upon receipt of the rental applications and screening fee, Owner/Agent will conduct a search of public records to determine whether the applicant or any proposed tenant has been convicted of, or pled guilty to or no-contest to, any crime.

Any of the following shall be grounds for denial of the rental application:

- a) A conviction, guilty plea or no contest plea for: any felony involving serious injury, kidnapping, death, arson, rape, sex crimes and/or child sex crimes, extensive property damage or drug-related offenses (sale, manufacture, delivery or possession with intent to sell) Class A Felony burglary or Class A Felony robbery; or
- b) A conviction, guilty plea or no-contest plea, where the date of disposition release or parole has occurred within the last seven years for: any other felony charges; or
- c) A conviction, guilty plea or no-contest plea, where the date of disposition release or parole has occurred within the last seven years for: any misdemeanor or gross misdemeanor involving assault, intimidation, sex related, drug related, (sale, manufacture, delivery or possession with intent to sell) property damage or weapons charges; or
- d) A conviction, guilty plea or no-contest plea, where the date of disposition release or parole have occurred within the last four years for: any B or C misdemeanor in the above categories or those involving criminal trespass I, theft, dishonesty, prostitution shall be grounds for denial of the rental application.

Pending charges or outstanding warrants for any of the above will result in a suspension of the application process until the charges are resolved.

Upon resolution, if an appropriate unit is still available, the processing of the application will be completed. No unit will be held awaiting resolution of pending charges.

Applicants Initials _____